

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 4, 2021

Subject: Rezone 5.75 acres from R-1A to Business B-2A office dist.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Mt. Calvary Lutheran Church has submitted a petition to rezone 5.75 acres along Main Avenue South from Residence R-1A single-family district to Business B-2A office district.

Background:

Mt. Calvary Lutheran Church owns a 5.75-acre parcel of land along Main Avenue South. The parcel has never been developed, however, the owner is now proposing to rezone the property from R-1A to B-2A for a potential office use.

Item Details:

The property is currently zoned Residence R-1A single-family district. Properties to the south and west are zoned R-1B single-family district. To the east, properties are zoned R-2, which supports single and two-family residential uses. The property to the north is zoned R-3 apartment district. Although surrounded by residential districts, the property is located along Main Avenue, a major commercial corridor of Brookings. B-2 and B-3 business districts are located within a quarter mile north along Main Avenue. The property is only accessible from Main Avenue.

The Future Land Use Map classifies this land as Urban-Low Intensity (ULI). This land use classification is supportive of B-2 business or B-2A office districts. The Urban-Low Intensity classification suggests that office uses should be located along arterial streets, which Main Avenue is. Setbacks, bufferyards, and landscaping requirements will help buffer office development from nearby residential developments.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a later date

The Development Review Team is supportive of the rezoning request. Staff recommends approval.

Supporting Documentation:

1. Notice
2. Application
3. Aerial Map
4. Zoning Map
5. Future Land Use Map